This section describes the public services that would be required to serve the proposed project. The reader is also referred to Section 4.7, Hazards and Hazardous Materials, regarding wildland fire hazards and Section 4.8, Hydrology and Water Quality, regarding groundwater supply.

4.11.1 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

4.11.1.1 EXISTING SETTING

The Squaw Valley Fire Department (SVFD) currently provides fire protection services to a 14-square-mile area that includes Squaw Valley and the Truckee River corridor between Alpine Meadows Road and Cabin Creek Road. The closest SVFD station to the project site is Station 21, located at 305 Squaw Valley Road, approximately one-quarter mile west of the Squaw Valley Road/State Route (SR) 89 intersection and 1.5 miles east of the main Village area. A total of 13 firefighters staff this station, with a minimum staffing of three firefighters at any given time. The full-time staff is augmented by part-time paid firefighters during busy periods (Placer County 2015a). The SVFD maintains the following equipment:

- 2011 all-wheel drive, Type 1 structure fire engine
- 2001 rear-wheel drive, Type 1 structure fire engine
- 1998 Type 3 wildland fire engine
- 1994 water tender (2,100 gallons, 750 gallons per minute)
- 2006 light/medium rescue unit
- 2012 Ford F150 crew-cab utility truck
- 2004 Ford Expedition command vehicle

The SVFD's goal for response times to calls in its service area is to arrive on-site within 5 minutes of dispatch 80 percent of the time. Depending on weather or traffic, the current response time could be 4 to 5 minutes or more from the station to the Village. However, during current periods of minimum staffing with three firefighters, sufficient staff is not available to provide a reasonable response to a second simultaneous emergency (Placer County 2015a).

The SVFD is a member of the Eastern Placer County Joint Powers Authority (JPA), along with the Alpine Springs Community Service District, North Tahoe Fire Protection District, Tahoe City Public Utility District, Placer County Service Area 16, Placer County Service Area 21, Meeks Bay Fire Protection District, and Donner Summit Public Utility District. The JPA provides mutual aid, as well as a shared radio repeater and equipment purchases, between member districts,

4.11.1.2 REGULATORY FRAMEWORK

STATE

California Fire Code and Building Code

The California Fire Code (Title 24, Part 9, of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended

to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

The California Building Code contains regulations to safeguard against fire hazards, including requirements for sprinkler systems, fire alarms, and fire-resistant building materials.

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which includes regulations for building standards (as set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise building, childcare facility standards, and fire suppression training.

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses water supply, wastewater treatment and disposal, stormwater drainage, solid waste facilities, law enforcement, fire protection services, libraries, and schools. Following is a list of General Plan policies that relate to fire protection and emergency medical services and the proposed project.

Policy 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means).

b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

c. The facilities improvements are designed and built to the current standards of the agency providing service.

Policy 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public serves that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

Policy 4.I.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

Squaw Valley General Plan and Land Use Ordinance

The following section of the Squaw Valley General Plan and Land Use Ordinance pertains to fire protection and emergency medical service impacts associated with the proposed project:

Section 145.14, Fire Protection Fees, requires new development to contribute fees ($160 per bedroom for residential uses) for capital improvements for fire protection.

Placer County Code

Section 15.36.010, Development Fees, of the Placer County Code requires as a condition of approval for any new development project the payment of applicable fees established by the serving local fire protection agency prior to issuance of a building permit.

4.11.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the California Environmental Quality Act (CEQA) Guidelines Appendix G environmental checklist. A project is considered to have a significant effect if it will:

1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.

METHODOLOGY

The following impact analysis is based on a review of local policies regarding fire protection services and the proposed site layout as well as consultation with SVFD staff. The analysis is focused on whether the proposed project would expose existing and new residents to fire hazards or trigger the need for new facilities that could result in physical impacts on the environment.

The project is assumed to comply with the following state and local regulations:

- All applicable requirements of the regulations of the California State Fire Marshal, California Code of Regulations (CCR) Title 19.
- All applicable requirements of CCR Title 24.
- All applicable requirements of CCR Title 25.
- All applicable requirements of the current Uniform Fire Code, California Fire Code, and California Building Code that at the time of construction have been adopted by the State of California. If any buildings are located more than 150 feet from an improved road, an on-site hydrant system conforming with National Fire Protection Association (NFPA) 24 standards is required.
- All applicable County Building Code requirements.
- Access roads shall be provided in compliance with the County Fire Safe Ordinance and SVFD standards.
- Class A fire-retardant roofing materials shall be installed.

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Demand for Fire Protection Services (Standard of Significance 1)

Impact 4.11.1.1 The proposed project would result in an incremental increase in calls for fire protection and/or emergency medical services. This impact would be **less than significant**.

As discussed previously, the current SVFD standard staffing does not allow the fire department to respond to two simultaneous events in a reasonable amount of time. When emergency calls occur, the entire crew of Station 21 is committed and not available to respond to other emergencies. Because the SVFD responds to a large service area, the crew may be taken outside of Squaw Valley, further extending travel time if the crew were to immediately receive a second call in the valley. Thus, the SVFD has determined that a second fire station and associated equipment and staffing will be needed in the future in order to accommodate ongoing development in the valley. However, as noted above, the existing fire station that would provide primary service to the project site is approximately one-quarter mile from the project site and the proposed project would not trigger the need for additional facilities.

The project proposes development of up to 63 residential units (80 units conservatively assuming an additional 17 potential second units), which could increase calls for service to the SVFD. Fees and tax revenue generated by these proposed residential units would contribute funding to the SVFD. This funding could be used to increase daily staffing at the existing fire station and to develop a new substation, allowing more opportunities to have sufficient active staff on a daily basis to respond to simultaneous calls for service. This impact would be **less than significant**.

Mitigation Measures

None required.

4.11.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for fire protection services is the service area of the Squaw Valley Fire Department.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Fire Protection Services Impacts (Standard of Significance 1)

Impact 4.11.1.2 Cumulative development in the Squaw Valley Fire Department's service boundary could degrade service levels and require construction of new or expanded facilities to meet increased demand. The proposed project's contribution to this impact would be **less than cumulatively considerable.**

As described previously, anticipated development in the cumulative setting, including the proposed project, will require future construction of a second fire station in the valley and acquisition of new equipment and staffing in order to maintain adequate response times. The proposed project would incrementally increase demand for fire protection services in the valley. However, given the project's relatively small size and proximity to the existing fire station, the project would not in and of itself result in the need for a new fire station.

According to SVFD staff, a new fire station including living quarters and a training facility, as well as an air-ambulance landing zone, is being required as part of the proposed Village at Squaw Valley Specific Plan project. Construction of these improvements was evaluated in the Draft EIR for the Village at Squaw Valley Specific Plan (Placer County 2015a). Therefore, no further analysis is required. The Palisades at Squaw Project would contribute funding for the construction, operation, and maintenance of this station as well as for the acquisition of equipment and staffing through fees, increased tax revenue, and funding negotiated as part of the

development agreement. As noted in Impact 4.11.1.1, the project site is approximately one-quarter mile from the Station 21 and would not trigger the need for additional facilities. Therefore, the proposed project's contribution to this significant impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.11.2 LAW ENFORCEMENT SERVICES

4.11.2.1 EXISTING SETTING

Law enforcement in the project area is provided by the Placer County Sheriff's Office. The closest Placer County Sheriff's substation to the project site is the Tahoe Substation in Tahoe City located at 2501 North Lake Boulevard, approximately 4.5 miles to the southeast. Current staffing at this station includes one field operations lieutenant, 18 patrol deputy positions, six patrol sergeants, four detectives, one detective sergeant, one problem-oriented deputy (neighborhood disputes and code enforcement), one administrative sergeant, two jail deputies, one evidence technician, two community services officers, and five professional staff (Placer County 2015a).

4.11.2.2 REGULATORY FRAMEWORK

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses water supply, wastewater treatment and disposal, stormwater drainage, solid waste facilities, law enforcement, fire protection services, libraries, and schools. Following is a list of General Plan policies that relate to law enforcement services and the proposed project.

Policy 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means).

b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

c. The facilities improvements are designed and built to the current standards of the agency providing service.

Policy 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public serves that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.H.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

a. 1:1,000 for unincorporated areas

b. 1:7 for jail population

c. 1:16,000 total county population for court and civil officers

Policy 4.H.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

a. 6 minutes in urban areas

b. 8 minutes in suburban areas

c. 15 minutes in rural areas

d. 20 minutes in remote rural areas

Policy 4.H.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

Squaw Valley General Plan and Land Use Ordinance

The Squaw Valley General Plan and Land Use Ordinance does not contain any goals, policies or standards related to law enforcement services.

4.11.2.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the CEQA Guidelines Appendix G environmental checklist. A project is considered to have a significant effect on the environment if it will:

1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for law enforcement services.

METHODOLOGY

The following impact analysis is based primarily on a review of local policies related to law enforcement services. The analysis is focused on whether the proposed project would trigger the need for new facilities that could result in physical impacts on the environment.

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Demand for Law Enforcement Services (Standard of Significance 1)

Impact 4.11.2.1 Implementation of the proposed project would result in an incremental increase in calls for law enforcement services. This impact would be **less than significant**.

Law enforcement services are provided to the project area by the Placer County Sheriff's Office. The project proposes development of 63 residential units (80 units conservatively assuming an additional 17 potential second units), which could increase calls to the Sheriff's Office for service. Fees and tax revenue generated by these proposed residential units would increase funding to the Sheriff's Office and any potential facility needs (no new facilities are required to serve the proposed project). The proposed project is located in an existing development area and would not expand the service area for the Sheriff's Office. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

4.11.2.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for law enforcement services is the service area of the Placer County Sheriff's Office, which generally consists of the unincorporated portions of Placer County.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Law Enforcement Services Impacts (Standard of Significance 1)

Impact 4.11.2.2 The proposed project, in combination with other existing, planned, proposed, and reasonably foreseeable development projects in the county, would increase demand for law enforcement services. This impact would be **less than cumulatively considerable**.

Future development in unincorporated Placer County, including in Squaw Valley, would contribute to an overall increase in calls for service to the Placer County Sheriff's Office. However, revenues generated from development impact fees and increased taxes would fund the necessary expansion of services, including the acquisition of new vehicles, equipment, and staff. As identified in Impact 4.11.2.1, the proposed project would not trigger the need to construct new facilities that could result in physical environmental impacts. Therefore, this impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.11.3 PARKS AND RECREATION

4.11.3.1 EXISTING SETTING

Squaw Valley provides summer and winter recreational opportunities and amenities. In addition to snow-related activities such as skiing, snowboarding, and sledding, Squaw Valley provides opportunities for golfing, swimming, tennis, hiking, bicycling, ice skating, and other recreational activities. Hiking trails include Granite Chief Trail, Shirley Canyon Trail, World Cup Trail, and Thunder Mountain Trail.

Squaw Valley Park is located on Squaw Valley Road near the intersection with SR 89, south of the project site. This park is operated by the Placer County Facility Services Parks Division.

The project has no park features with the exception of an existing trail along the western boundary of the site adjoining Squaw Creek.

4.11.3.2 REGULATORY FRAMEWORK

STATE

Quimby Act

The Quimby Act (California Government Code Section 66477) preserves open space and parkland in urbanizing areas of the state by authorizing local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two. The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is 3 acres or more per 1,000 persons, the community may require dedication based on a standard of 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, the community may require dedication based

on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

Placer County has developed a park dedication fee program based on the Quimby Act. The fee is imposed on new development projects in the county and is used for acquisition of land and/or improvements to active and passive parks and open space. The County fee program is based on the estimated cost to provide recreational facilities that maintain a ratio of 5 acres of active and 5 acres of passive parkland per 1,000 residents (see General Plan Policy 5.A.3 below). The current Placer County parks fee is collected at the final map recording and an Assembly Bill (AB) 1600 fee is collected at the building permit stage. Project applicants pay the rate in effect at the time of payment. Currently, single family dwellings in a Planned Development pay park fees in the amount of $1,360 at the time of final map recordation and $7,200 at the time of building permit to provide for improvements to accommodate increased demand for recreational facilities. Note that project applicants can provide new and expanded public recreational facilities and/or dedication of land to meet County standards, and in such cases, fees would be reduced or not be required based on the nature and extent of facilities/lands provided.

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses, in part, public facilities and services funding while the Recreation and Cultural Resources Element addresses public recreation and parks, private recreational facilities, recreational trails, and cultural resources. Following is a list of General Plan policies that related to parks and recreation and the proposed project.

Public Facilities and Services Element

Policy 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public serves that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Recreation and Cultural Resources Element

Policy 5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development.

Policy 5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

a. Floodways

b. Protected riparian corridors and stream environment zones

c. Protected wildlife corridors

d. Greenways with the potential for trail development

e. Open water (e.g., ponds, lakes, and reservoirs)

f. Protected woodland areas

g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species)

Policy 5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

Policy 5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

Policy 5.A.10. The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.

Policy 5.A.11. Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.

Policy 5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.

Policy 5.A.23. The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.

Policy 5.B.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies.

Squaw Valley General Plan and Land Use Ordinance

The Squaw Valley General Plan and Land Use Ordinance does not contain any goals, policies or standards related to parks and recreation.

4.11.3.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the CEQA Guidelines Appendix G environmental checklist. A project is considered to have a significant effect on the environment if it will:

1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks and recreation.

2) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

3) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

METHODOLOGY

The following impact analysis is based on a review of the proposed project and local policies regarding parks and recreation.

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Demand for Parks and Recreational Facilities (Standard of Significance 1)

Impact 4.11.3.1 The proposed project would result in an incremental increase in demand for new parks and recreational facilities as well as increased use of existing parks and recreational facilities. This impact would be **less than significant**.

The project proposes to construct 63 new residential units. Including the potential for an additional 17 second units, the project could house an estimated 176 residents. The introduction of new residents would increase the use of existing parks and recreational facilities in the area and would require the construction of new facilities to meet increased demand. Per the Placer County General Plan Recreation and Cultural Resources Element, the County must maintain a ratio of 5 acres of active parkland and 5 acres of passive parkland per 1,000 residents. Based on

this ratio, the project would be required to dedicate a minimum of 0.88 acres of active and 0.88 acres of passive parkland or to pay an equivalent in-lieu fee.

The proposed open space areas located along the site's northern and northeastern boundaries would provide recreational opportunities and a buffer between the site and the existing residences to the north, as well as State Route 89 to the east (see **Figure 2.0-3**). The proposed 0.08-acre private park would be located between Lots 46 and 47. The project also includes the maintenance of an easement along its northwestern boundary adjacent to the Squaw Creek corridor to accommodate an existing recreational trail along Squaw Creek through a portion of the project site (APN 096-023-055). The project applicant would be required to pay an in-lieu park dedication fee to the Placer County Parks Division to fund the construction of additional active and passive parkland to meet the project's remaining demand. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

4.11.3.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for parks and recreation impacts generally consists of the unincorporated portions of Placer County.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Parks and Recreation Impacts (Standard of Significance 1)

Impact 4.11.3.2 The proposed project, in combination with other existing, planned, proposed, and reasonably foreseeable development projects in the county, would increase the use of existing parks and other recreational facilities as well as increase the demand for new facilities. The proposed project's contribution to this impact would be **less than cumulatively considerable**.

Ongoing development in Placer County will increase the overall demand for parks and recreational facilities, resulting in increased maintenance and repair efforts as well as the need to construct new parks and recreational facilities in order to maintain the County's established parkland ratio. However, revenues generated from the County's parkland dedication in-lieu fee, user fees, and taxes would fund these necessary improvements.

Furthermore, the proposed project would provide on on-site private park, trail, and other recreational facilities. Therefore, the proposed project's contribution to this impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.11.4 WATER SUPPLY

The reader is referred to Section 4.7, Hydrology and Water Quality, for further details regarding conditions in the groundwater basin.

4.11.4.1 EXISTING SETTING

WATER PROVIDERS

There are two municipal and commercial water suppliers in Squaw Valley: the Squaw Valley Public Service District (SVPSD) and the Squaw Valley Mutual Water Company (SVMWC). Several private parties use groundwater to serve non-potable needs, including golf course irrigation and snowmaking at the Resort at Squaw Creek and snowmaking at the Squaw Valley Ski Resort. The project site would obtain water service from the SVPSD.

The SVPSD is a special district organized under California Water Code Division 12 and incorporated in California in 1964. The SVPSD provides water, wastewater conveyance, garbage collection, fire protection, limited snow removal, and emergency medical services to Squaw Valley. Insofar as water, the SVPSD currently serves 1,569 residential connections and 39 commercial entities from four active wells in the Basin, two horizontal bedrock wells, and a distribution network that runs through most of Olympic Valley (SVPSD 2014a). The SVPSD water service area (excluding the SVMWC area) encompasses about 5,350 acres. The overall SVPSD service area includes a population of approximately 924 year-round residents, with a maximum overnight population of approximately 6,573 (Placer County 2010, Annex M.1). The SVPSD is the largest water purveyor in the Squaw Valley community and its service area encompasses the project site.

The SVMWC provides water to approximately 281 residential connections in a 115-acre service area that lies entirely within the overall boundaries of the SVPSD (SVPSD 2014a).

A few parties use unmetered groundwater from private wells. These pumpers are the PlumpJack Squaw Valley Inn and Gladys K. Poulsen. No recorded information regarding the volume or timing of the water use or demand is available for these private parties. However, the volumes extracted by these two pumpers are considered to be limited in comparison to the four major pumpers identified above (SVMWC, Resort at Squaw Creek, and Squaw Valley Ski Resort). PlumpJack is a hotel that receives potable water from the SVPSD, and the private well on the property is used only for limited landscape irrigation. Based on area estimation from aerial photographs, the parcel is approximately 3.5 acres and of that only approximately 1.5 acres is irrigated. The volume of water demand associated with this small potential irrigated area is not substantial in comparison to other pumping in the western portion of the Olympic Valley Groundwater Basin.

Management of the basin includes various methods of water conservation (Element 7 of the Olympic Valley Groundwater Management Plan). State and local laws requiring indoor and outdoor conservation are implemented by the SVPSD. The SVPSD also has an Irrigation Conservation Ordinance with measures to promote voluntary conservation including metered use and tiered rates, incentives, and informational programs (SVPSD 2015). However, the SVPSD has not implemented any mandatory water use reductions in the past. There are no provisions through which groundwater pumping by the SVMWC or private parties is controlled.

WATER SOURCES

Almost all domestic, municipal, and non-potable water used in the Olympic Valley is derived from local groundwater sources, primarily from the alluvial valley fill and from fractured bedrock (SVPSD 2007). An exception is a small amount of surface water collected in ponds and used for snowmaking. The alluvial groundwater source is the Olympic Valley Groundwater Basin, designated by the Department of Water Resources (DWR) as Groundwater Basin Number 6-108 (DWR 2006).

The groundwater basin boundaries defined by the DWR differ slightly from those established for local groundwater management planning efforts. The management plan's basin boundary is also based on hydrogeological properties, but is modified to focus on the western and central parts of the valley, since the easternmost portion is within glacial deposits that have little groundwater yield and low permeability (SVPSD 2007). Because the materials in the western portion of the basin have a larger capacity for water supply production than those in the east, all the existing municipal water supply wells are located in this area. In addition to the basin, some groundwater is present in fractured bedrock sources in the mountains above the valley floor. Studies by Lawrence Livermore National Laboratories have shown that there is not a strong connection between the Olympic Valley Groundwater Basin and the fractured bedrock groundwater system (SVPSD 2015), meaning that the bedrock groundwater system does not contribute to basin recharge. In addition, these studies found that the basin discharges to Squaw Creek more often than the basin receives infiltration from the creek; in other words, on an annual basis, groundwater flow into Squaw Creek is more significant than stream recharge to groundwater.

The active vertical wells tapping the alluvial aquifer include four SVPSD wells and one SVMWC well in the existing east parking lot area and one SVMWC well near the Olympic Channel; four Squaw Valley Ski Resort wells along the toe of the ski runs at the southwest end of the valley; and three Resort at Squaw Creek wells southeast of Squaw Creek in the mid-meadow. The active horizontal wells extending to the bedrock source include two SVMWC wells on the north side slope above the valley floor and two SVPSD wells on the south side slope above the meadow. Horizontal wells are not equipped with pumps; water that enters the well is drained out of the opening by gravity. The quantity of water produced by a horizontal well is generally considered to be constant from year to year, unless the capacity of the fractures connected to the well is reduced.

EXISTING AND PROJECTED GROUNDWATER DEMANDS AND AVAILABILITY

In order to determine its ability to provide water service to the proposed project, the SVPSD has prepared the 2016 Water Capacity and Reliability Study Update (CRS Update). The CRS Update assesses the ability of the SVPSD to serve additional new customers based on annual supply and demands, peak monthly supply and demands, and maximum day demands. SVPSD has provided a technical memorandum summarizing the findings of the CRS Update for use in evaluating the proposed project (Hunt 2016) (see **Appendix 4.11**).

According to the CRS Update, the potential maximum annual pumping capacity of the District's groundwater wells is 612 acre-feet per year (AFY). Between 2000 and 2015, the 75th percentile of the District's annual production from the main well field was approximately 404 AFY, indicating an available water supply of 209 AFY. The District has committed to serving 10 planned single family residential connections with a total water demand of 7 AFY. Thus, the remaining available water supply to accommodate future demands is estimated at 202 AFY. This remaining available supply could serve up to 293 equivalent single family residential units (ERUs).

During the peak production months of July and August, the SVPSD estimates the remaining available water supply to accommodate future demands at 28 acre-feet which could serve approximately 192 ERUs after meeting the District's current planned commitments.

California Waterworks Standards further require that the District demonstrate that it can meet the maximum day demand (MDD) with the largest well out of service. The District's total maximum day production capacity is 1,321 gallons per minute (gpm). With the largest well out of service (Well 5R at 425 GPM), the resulting production capacity is 891 gpm. The District is also constrained with the ability to pump Well 2R at full capacity in the late summer months during times of low groundwater levels. With Well 5R (425 gpm) out of service, and Well 2R pumping at a reduced capacity of as low as 200 gpm, the District's MDD pumping capacity is approximately 756 gpm. The 75th percentile of the District's historic MDD is 567 gpm (July/August), indicating a remaining MDD supply of 174 gpm (after meeting the District's current planned commitments). This remaining MDD supply could serve approximately 117 ERUs.

4.11.4.2 REGULATORY FRAMEWORK

FEDERAL

Safe Drinking Water Act

Congress originally passed the Safe Drinking Water Act in 1974 to protect public health by regulating the nation's public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources: rivers, lakes, reservoirs, springs, and groundwater wells. The act applies to every public water system in the United States but does not regulate private wells that serve fewer than 25 individuals.

The act authorizes the US Environmental Protection Agency (EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. Originally, the act focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments changed the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach is intended to ensure the quality of drinking water by protecting it from source to tap.

Public Law 101-618 (Truckee River Operating Agreement)

The Truckee-Carson-Pyramid Lake Settlement Act (PL 101-618, or Settlement Act), passed by Congress in 1990, was aimed at resolving long-standing disputes over the sharing of the water resources of the Tahoe and Truckee river basins. The disputes involved conflicting claims of entitlement by the Pyramid Lake Paiute Tribe of Indians, whose reservation is in Nevada; by the State of Nevada and its water users; by Sierra Pacific Power Company, the water supplier to the growing cities of Reno and Sparks; by the United States, which delivers Truckee River water for irrigation of the Truckee-Carson Irrigation District and for fishery purposes; and by the State of California and its water users. These disputes have rendered the States of Nevada and California unable to manage and administer their water right laws to permit appropriation of water in the Truckee River watershed for almost 30 years.

In the Settlement Act, Congress established an allocation of water between the two states but provided that the allocation would not become effective until an operating agreement, the Truckee River Operating Agreement (TROA), was signed by the five disputing parties.

The Settlement Act's allocation of water for use in California in the Truckee River watershed outside of the Lake Tahoe basin is 32,000 acre-feet per year of gross diversion, of which no more than 10,000 acre-feet can be taken from surface streams. In addition to the gross allocation of 32,000 acre-feet (net depletion of 17,600 acre-feet per year) of water to the Truckee River basin, the Settlement Act imposes conditions on the manner in which water may be taken for use and establishes a mechanism for resolving further interstate disputes concerning groundwater availability in the Martis Valley, should one arise. New wells are required to be located so as to minimize any short-term reductions in surface flows.

In the TROA negotiations, the parties agreed that the Settlement Act's well siting limitation should be implemented by establishing minimum setbacks from surface streams, outside of which wells would be deemed to comply with the act's requirements. Well setbacks from the Truckee River and lakes that are 500 feet from the centerline or high water mark; from perennial streams, lakes thereon, and springs, 200 feet; and from intermittent streams and springs, 50 feet, would satisfy the act's restrictions.

Finally, while the Settlement Act allows Nevada users to take water in California for use in the State of Nevada so long as it is not needed in California, the act prohibits Nevada users from taking California groundwater if the extraction would cause the groundwater basin's safe yield to be exceeded. The US Geological Survey was named by the Settlement Act to perform as arbiter in the limited circumstance of an interstate dispute over safe yield. Because this provision of the act arises only with respect to interstate use of groundwater, it has no application to groundwater availability for use in California.

STATE

California Water Code

California Water Code Sections 10656 and 10657 restrict state funding and drought assistance for agencies that fail to submit their urban water management plan to the Department of Water Resources. In addition, Water Code Section 10910 describes the water supply assessment that must be undertaken for projects referred to under Public Resources Code Section 21151.9, including an analysis of groundwater supplies. Water agencies are given 90 days from the start of consultation in which to provide a water supply assessment to the CEQA lead agency. Water Code Section 10910 also specifies the circumstances under which a project for which a water supply assessment was once prepared would be required to obtain another assessment. Water Code Section 10631 directs that contents of the urban water management plans include further information on future water supply projects and programs and groundwater supplies.

Sustainable Groundwater Management Act of 2014

The Sustainable Groundwater Management Act of 2014 (SGMA) became law on January 1, 2015, and applies to all groundwater basins in the state (Water Code Section 10720.3). By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater in their jurisdiction (Water Code Section 10720.1).

Pursuant to the SGMA, any local agency that has water supply, water management, or land use responsibilities in a groundwater basin may elect to be a "groundwater sustainability agency" for that basin (Water Code Section 10723). Local agencies have until January 1, 2017, to elect to become or form a groundwater sustainability agency. In the event a basin is not in the management area of a groundwater sustainability agency, the county within which the basin is

located will be presumed to be the groundwater sustainability agency for the basin. However, the county may decline to serve in this capacity (Water Code Section 19724).

The SGMA also requires each groundwater basin in the state to be designated as high, medium, low, or very low priority). All basins designated as high- or medium-priority basins must be managed by a groundwater sustainability agency under a groundwater sustainability plan. In lieu of preparation of a groundwater sustainability plan, a local agency may submit an alternative that complies with the SGMA no later than January 1, 2017 (Water Code Section 10733.6).

On December 15, 2014, the DWR announced its official "initial prioritization" of the state's groundwater basins for purposes of complying with the SGMA; this priority list became effective on January 1, 2015. The DWR has ranked the Olympic Valley Groundwater Basin as low priority. Groundwater sustainability plans are not required for low and very low priority basins.

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses water supply, wastewater treatment and disposal, stormwater drainage, solid waste facilities, law enforcement, fire protection services, libraries, and schools. Following is a list of General Plan policies that relate to domestic water supply and the proposed project.

Policy 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

Policy 4.C.2. The County shall approve new development based on the following guidelines for water supply:

a. Urban and suburban development should rely on public water systems using surface supply.

b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.

c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

Policy 4.C.4. The County shall require that water supplies serving new development meet state water quality standards.

Policy 4.C.6. The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;

b. Encouraging water-conserving landscaping and other conservation measures;

c. Encouraging retrofitting existing development with water-conserving devices; and

d. Encouraging water-conserving agricultural irrigation practices.

Policy 4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction;

b. Encouraging retrofitting with water-conserving devices; and

c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

Squaw Valley General Plan and Land Use Ordinance

The following section of the Squaw Valley General Plan and Land Use Ordinance pertains to water supply impacts associated with the proposed project:

Section 145.10, Water, requires all developments to be served with adequate water in accordance with the requirements of the Placer County Health Department. This section also requires the provision of fire flow in accordance with the requirements of the Squaw Valley Fire Department and the Uniform Fire Code.

Olympic Valley Groundwater Management Plan

The SVPSD's Olympic Valley Groundwater Management Plan includes specific basin management goals and objectives; includes projects, programs, and policies to guide management of the basin resources; and outlines expected agency coordination under implementation. The plan does not allow or impose restrictions or limitations on or by any one user. The management goals, objectives, and activities are to be accomplished through cooperative management by all basin users. The plan provides a framework under which all of the groundwater users in Olympic Valley move toward a commonly held set of goals and specific Basin Management Objectives. Key groundwater management issues are recognized in the plan: avoiding overdraft; avoiding stream base flow depletion; avoiding subsidence; preserving groundwater quality; preserving the integrity of mapped wetlands; planning for and meeting future increases in demand; developing water supply reliability, particularly during dry periods; and addressing effects from anticipated climate change.

Squaw Valley Public Service District Water Code

The SVPSD Water Code pertains to design, construction, modification, use, and maintenance of the district's water supply and service system, including the issuance of permits and collection of fees related to water service through the SVPSD.

4.11.4.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the CEQA Guidelines Appendix G environmental checklist. A project is considered to have a significant effect on the environment if it will:

1) Require or result in the construction of new water delivery, collection, or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

2) Require new or expanded water entitlements due to insufficient water supplies available to serve the project from existing entitlements and resources.

METHODOLOGY

The following impact analysis is based on a review of available public documents related to water supply and groundwater hydrology in Squaw Valley as well as the proposed project. This includes information in the Village at Squaw Valley Specific Plan Water Supply Assessment 2015 Update (WSA).

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Water Demand (Standards of Significance 1 and 2)

Impact 4.11.4.1 The proposed project would increase demand for water supply from the Squaw Valley Public Service District. Adequate water supplies are available to serve the proposed project. Therefore, this impact would be **less than significant**.

The project proposes the development of 63 residential units. Assuming development of secondary units, there could be a total of 80 units on the project site.[1] The SVPSD estimates the project's total water demand at 48 acre-feet annually, an average day demand of 30 gallons per minute (gpm), and a maximum day demand (MDD) of 101 gpm. The SVPSD anticipates that the project would obtain its water supply from the District's current water system and no new wells or off-site improvements would be required. Based on the SVPSD 2016 Water Reliability Study, there is currently adequate water within the District's water system to serve the project. The Village at Squaw Valley Specific Plan Water Supply Assessment 2015 Update (WSA) also concluded that there is adequate groundwater in the basin to serve existing and anticipated growth for the next 25 years under normal and multiple dry years without resulting in groundwater overdraft.[2]

The project would require the extension of SVPSD water supply facilities along Creeks End Court onto the project site. Construction of these facilities could result in environmental effects, including temporary aesthetic impacts, disturbance of biological and/or cultural resources, soil

[1] It should be noted that the project does not specifically propose the development of second units, and second units tend to generate lower water demands than primary residential uses.

[2] The proposed project would be within the forecast development assumptions used in the WSA. Appendix A of the WSA includes the "Absorption Schedule Technical Memorandum" that assumes the development of 66 single-family residential units and 52 condominium units for a total of 316 bedrooms.

erosion, release of hazardous materials and/or air emissions associated with construction equipment, and temporary noise and traffic impacts. These potential effects are addressed in the appropriate technical sections of this document and where necessary, mitigation is provided to reduce impacts to levels that are less than significant. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

4.14.4.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for water supply impacts is the service area of the Squaw Valley Public Service District.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Water Supply Impacts (Standards of Significance 1 and 2)

Impact 4.14.4.2 The proposed project, in combination with other existing, planned, proposed, and reasonably foreseeable development projects in the Squaw Valley Public Service District service area, would increase demand for water supply. This would be a **less than cumulatively considerable** impact.

As noted above, the Village at Squaw Valley Specific Plan Water Supply Assessment 2015 Update considers groundwater supplies and future demands to the year 2040 (25 years). The WSA concluded that there is adequate groundwater in the basin to serve existing and anticipated growth for the next 25 years under normal and multiple dry years without resulting in groundwater overdraft. Therefore, this impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.11.5 WASTEWATER

4.11.5.1 EXISTING SETTING

The SVPSD owns and operates the wastewater collection system that serves Squaw Valley. The collection system comprises gravity sewer lines and two siphons. The existing SVPSD sewer system consists of a network of collector lines that connect to a 15-inch trunk line located along Squaw Valley Road to SR 89. On the east side of SR 89, the system discharges to the Truckee River Interceptor (TRI), which is maintained by the Tahoe-Truckee Sanitation Agency (T-TSA). The T-TSA is a regional entity that provides wastewater transmission, treatment, and disposal services to the SVPSD as well as to the North Tahoe Public Utility District, Tahoe City Public Utility District, Alpine Springs County Water District, Truckee Sanitary District, and Truckee River Canyon area (Placer County 2015a, p. 14-7).

The TRI sewer line transports wastewater flows to the wastewater treatment facility located east of Truckee in the Martis Valley, which is also operated by the T-TSA. The capacity of the treatment facility is 9.6 million gallons per day (mgd) on a seven-day dry weather average flow basis and the capacity at the upstream end of the TRI is 6.0 mgd. Currently the treatment plant and the TRI are operating at approximately 80 percent of capacity. Based on this information, the remaining available capacities at the treatment plant and in the TRI are estimated to be 1.92 mgd and 1.20 mgd, respectively (Placer County 2015a, p. 14-8).

4.11.5.2 REGULATORY FRAMEWORK

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses water supply, wastewater treatment and disposal, stormwater drainage, solid waste facilities, law enforcement, fire protection services, libraries, and schools. Following is a list of General Plan policies that relate to wastewater conveyance and treatment services and the proposed project.

Policy 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public serves that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

Squaw Valley General Plan and Land Use Ordinance

The following section of the Squaw Valley General Plan and Land Use Ordinance pertains to wastewater impacts associated with the proposed project:

Section 145.12, Sewer, requires all new development to connect to the existing public sewer system operating in Squaw Valley. Where the Placer County Health Department determines that

the environmental degradation anticipated from the construction of sewer lines exceeds the potential degradation from an on-site disposal system, such on-site systems may be permitted.

4.11.5.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the CEQA Guidelines Appendix G environmental checklist. A project is considered to have a significant effect on the environment if it will:

1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

2) Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

3) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

METHODOLOGY

The following impact analysis is based on a review of available published documents relate to wastewater facilities in the project area as well as correspondence with Squaw Valley Public Service District staff and Tahoe-Truckee Sanitation Agency staff.

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Demand for Wastewater Conveyance and Treatment (Standards of Significance 1 and 2)

Impact 4.11.5.1 The proposed project would increase wastewater generation in Squaw Valley. Adequate wastewater conveyance and treatment capacity is available to serve the proposed project. Therefore, this impact would be **less than significant**.

Based on a general wastewater generation rate of 80 percent of water demand, the proposed project would generate approximately 35,200 gallons per day or 0.035 mgd of wastewater.

Wastewater generated by the proposed project would be conveyed south along Creeks End Court to a 15-inch trunk line located in Squaw Valley Road and then east through a sewer siphon line that crosses under the Truckee River. These facilities are owned and operated by the Squaw Valley Public Service District. The SVPSD completed hydraulic modeling to evaluate the impacts of the proposed project's wastewater flows on these facilities and determined that the project would not exceed the existing capacity (Geary 2015).

The project's wastewater flows would then be conveyed via the T-TSA's Truckee River Interceptor (TRI) to a wastewater treatment facility in Martis Valley, also owned and operated by the T-TSA. According to T-TSA staff, available capacity of the TRI in the project area is limited (Parker 2015). However, given its relatively small size, the proposed project alone would not be expected to exceed capacity. The wastewater treatment facility is estimated to have remaining capacity of

approximately 1.92 mgd (Placer County 2015a, p. 14-8), which would be sufficient to accommodate the proposed project.

Therefore, the proposed project would not exceed the capacities of the conveyance and treatment facilities that would serve the project and no new or expanded facilities would be required. Furthermore, the T-TSA's Martis Valley treatment facility meets all applicable requirements of the Lahontan Regional Water Quality Control Board.

The project would require the extension of SVPSD sewer facilities onto the project site from Creeks End Court. Construction of these facilities could result in environmental effects, including temporary aesthetic impacts, disturbance of biological and/or cultural resources, soil erosion, release of hazardous materials and/or air emissions associated with construction equipment, and temporary noise and traffic impacts. Each of these potential effects is addressed in the appropriate technical subsection of this document and where necessary, mitigation is provided to reduce impacts to levels that are less than significant. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

4.11.5.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for wastewater impacts includes the service areas of both the Squaw Valley Public Service District and the Tahoe-Truckee Sanitation Agency.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Wastewater Impacts (Standards of Significance 1 and 2)

Impact 4.11.5.2 The proposed project, in combination with other existing, planned, proposed, and reasonably foreseeable development projects in the cumulative setting, would increase demand for wastewater conveyance and treatment services. This would be a **less than cumulatively considerable** impact.

The SVPSD conducted hydraulic modeling to determine the potential impacts of currently planned development projects in Squaw Valley, including the Village at Squaw Valley Specific Plan (VSVSP) project and the proposed project. The modeling results indicate that wastewater flows from the proposed VSVSP project would exceed the capacity of the district's sewer siphon line that crosses under the Truckee River. As a result, the VSVSP project will be required to replace the existing line or install a parallel, redundant sewer main. Completion of this improvement would ensure adequate capacity to serve the VSVSP project, other anticipated development in the valley, and the proposed project.

However, should the proposed Palisades at Squaw Project be constructed after a portion of the VSVSP project is constructed and before the necessary improvements to the sewer siphon line are completed, sufficient capacity would not be available to serve the proposed project. If this were to occur, the proposed project would be required to fund the necessary improvements. Funding and timing of the improvements would be determined through a development

agreement between the project applicant and the SVPSD. Regardless, the environmental effects of constructing this improvement have been evaluated in the Draft EIR prepared for the VSVSP project (Placer County 2015). No further analysis is required.

Mitigation Measures

None required.

4.11.6 SOLID WASTE

4.11.6.1 EXISTING SETTING

Solid waste collected in eastern Placer County is processed at the Eastern Regional Material Recovery Facility (MRF). The MRF is located on property owned by Placer County west of SR 89, approximately 3 miles south of Truckee and 5 miles north of the intersection of SR 89 and Squaw Valley Road. The County contracts with Eastern Regional Sanitary Landfill, Inc., to conduct the day-to-day operations and maintenance of the facility. Solid waste is sorted at this facility to recover recyclable materials. The MRF separates and recycles marketable materials such as paper, cardboard, plastics, metals, and glass. The facility also recycles source-separated wood waste, pine needles, and inert materials. Wood waste is chipped for mulch, wood chips, or biomass fuel, pine needles are used for slope stabilization, and inert materials are crushed for reuse as aggregate or in on-site land remediation.

The MRF is permitted to receive 800 tons of material and 832 vehicles daily. In 2013, the facility processed approximately 73,540 tons of solid waste or an average of 201 tons per day. The MRF also includes a buyback facility, where source-separated recyclables from residents and commercial customers are accepted. Universal wastes, including computer screens, electronics, fluorescent lamps, mercury-containing items, and household batteries, are also accepted for drop-off recycling during normal business hours. Additionally, drop-off recycling centers are located throughout the east county (including in Squaw Valley) along with buyback centers where customers can receive money for their recyclables. Hazardous waste from households and Conditionally Exempt Small Quantity Generators is collected at a permanent Household Hazardous Waste Facility, located next to the MRF. Materials accepted include paint, paint products, household batteries, car batteries and fluids, pesticides, household cleaners, used oil and filters, sharps, and pharmaceuticals (Placer County 2015b).

After the solid waste has been sorted, materials that cannot be recycled are taken to the Lockwood Regional Landfill, which is a municipal solid waste facility in Storey County, Nevada. On average, the Lockwood Regional Landfill receives approximately 5,000 tons of waste each day (NDEP 2015a). The permitted combined disposal capacity of the landfill is 264.7 million cubic yards (NDEP 2015b). Landfill capacity in the current cell is approximately 40 years, with an additional 200 years of permitted capacity at the site (Town of Truckee 2011, p. 4.12-18).

In Placer County, the typical resident generates approximately 7 pounds of solid waste per day (Placer County 2015b). In addition to this daily per capita waste, construction and demolition activities generate debris (including concrete, asphalt, wood, metals, gypsum wallboard, roofing, and land clearing debris such as stumps, woody material rocks, and dirt). Construction and demolition waste varies greatly by structure type. Nationally, new residential construction generates an average of 4.4 pounds per square foot (EPA 2003, p. 8).

4.11.6.2 REGULATORY FRAMEWORK

STATE

California Integrated Waste Management Act

To minimize the amount of solid waste that must be disposed of in landfills, the California Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. Per AB 939, all cities and counties were required to divert 50 percent of all solid waste from landfill facilities by January 1, 2000. Solid waste plans are required to explain how each city's AB 939 plan will be integrated with the county plan. In order of priority, the plans must promote source reduction, recycling and composting, and environmentally safe transformation and land disposal.

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses water supply, wastewater treatment and disposal, stormwater drainage, solid waste facilities, law enforcement, fire protection services, libraries, and schools. Following is a list of General Plan policies that relate to solid waste and the proposed project.

Policy 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Policy 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public serves that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Squaw Valley General Plan and Land Use Ordinance

The following section of the Squaw Valley General Plan and Land Use Ordinance pertains to solid waste impacts associated with the proposed project:

Section 145.16, Solid Waste Disposal, requires that all solid waste is disposed of in a manner consistent with requirements of the Placer County Air Pollution Control District and that all developments be required to submit a solid waste disposal plan for review and approval that provides for regular mandatory trash pickup service.

4.11.6.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the CEQA Guidelines Appendix G environmental checklist. A project is considered to have a significant effect on the environment if it will:

1) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.

2) Fail to comply with federal, state, and local statutes and regulations related to solid waste.

METHODOLOGY

The following impact analysis is based on published data on the Placer County Eastern MRF and the Lockwood Regional Landfill and solid waste generation rates provided by Placer County. The analysis is focused on conflicts with solid waste regulations and whether the project would require new solid waste facilities that would trigger a physical environmental impact.

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Solid Waste Entering Landfills (Standards of Significance 1 and 2)

Impact 4.11.6.1 The proposed project would result in the generation of additional solid waste requiring collection, processing, and recycling or disposal. Necessary capacity is available at applicable facilities. This impact would be **less than significant**.

The proposed project could result in the development of up to 80 residential units (including potential secondary units), which would result in an increase in population of approximately 176, based on a persons-per-household factor of 2.29 (80 X 2.20 = 176). In Placer County, the average resident generates approximately 7 pounds of solid per day (Placer County 2015b). Therefore, operation of the proposed project would be expected to generate approximately 1,232 pounds of solid waste per day or approximately 225 tons of solid waste per year (176 people X 7 = 1,232 lbs/day X 365 days = 449,680 lbs/year / 2,000 lbs = 224.8 tons/year).

Based on average residential construction generation rates of 4.4 pounds of solid waste per square foot of new residential construction and an average home size of 2,453 square feet per unit (US Census Bureau 2015), project construction would be expected to generate approximately 554,400 pounds or 277.2 tons of construction waste (80 units X 2,453 sf = 196,240 sf X 4.4 lbs/sf = 863,456 lbs / 2,000 lbs = 432 tons).

Solid waste generated by the proposed project would be transported to the Eastern Regional MRF for processing where as much as 50 percent of the material would be diverted for recycling. The remaining materials would be disposed of at the Lockwood Regional Landfill. As described previously, the MRF is permitted to receive 800 tons of material daily and in 2013 processed an average of 201 tons per day. Thus, the MRF has a remaining daily capacity of approximately 599 tons per day. Additionally, the Lockwood Regional Landfill has an estimated remaining lifetime in the current cell of 40 years, with an additional 200 years of permitted

capacity at the overall site. Thus, these facilities would have adequate permitted capacity to access solid waste generated during both construction and operation of the proposed project.

The proposed project would be required to comply with all applicable statutes and regulations related to solid waste including Placer County Code Section 8.16.220 which requires refuse collection service and the use of bear-resistant garbage can enclosures (BRGCE). Since release of the Notice of Preparation, the proposed community garbage site on the southern portion of the site has been eliminated from the proposed project design. Therefore, solid waste generated by the project would be hauled on an individual basis to the existing facility at 1810 Squaw Valley Road which features a BRGCE. The proposed project would comply with all applicable statutes and regulations related to solid waste.

Mitigation Measures

None required.

4.11.6.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for solid waste impacts is the service areas of the Eastern Regional Recovery Facility and the Lockwood Regional Landfill.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Solid Waste Impacts (Standards of Significance 1 and 2)

Impact 4.11.6.2 The proposed project, in combination with other existing, planned, proposed, and reasonably foreseeable development projects in the cumulative setting, would increase the generation of solid waste**.** This impact would be **less than cumulatively considerable**.

Future development in the cumulative setting would increase the volume of solid waste entering the Eastern Regional MRF for processing and the Lockwood Regional Landfill for disposal. However, as described above, as much as 50 percent of the material entering the MRF would be diverted for recycling. Furthermore, both facilities have ample available capacity to serve future development. Additionally, the Lockwood Regional Landfill has an estimated remaining lifetime in the current cell of 40 years, with an additional 200 years of permitted capacity at the overall site. Therefore, this impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.11.7 ELECTRIC AND PROPANE SERVICES

4.11.7.1 EXISTING SETTING

Electricity

The California Pacific Electric Company, LLC (CalPeco), an element of Liberty Utilities, provides electrical service to Squaw Valley. The valley is served by the North Lake Tahoe Transmission System, one element of CalPeco's total electric utility holdings. CalPeco procures its electricity for the North Lake Tahoe Transmission System from NV Energy. NV Energy provides CalPeco with 20 percent of its energy through renewable resources (Placer County 2015a).

Service to Squaw Valley is provided via the Squaw Valley Substation, located near the northwest corner of Squaw Valley Road and SR 89, immediately south of the project site. The Squaw Valley Substation is a 50 megavolt amperes (a megavolt ampere is a unit of energy similar to a megawatt) substation that is fed by both a 60 kilovolt (kV) power line and a 120 kV power line from substations in Truckee and from Tahoe City in the south by a 120 kV line that is currently operating at 60 kV. Two main line circuits—an underground 600 amp circuit and an aerial 400 amp circuit—extend west from the Squaw Valley Substation along Squaw Valley Road to serve the Squaw Valley Resort (Placer County 2015a).

Propane

Many land uses in Squaw Valley also use propane, which is provided to the area by AmeriGas. AmeriGas is a national propane supplier, operating in all 50 states and with a customer base of over 2 million (AmeriGas 2015). No community infrastructure is required for the provision of propane gas, as customers have individual propane storage tanks. Propane is routinely delivered to properties by AmeriGas, which would expand services as necessary to serve the proposed project.

4.11.7.2 REGULATORY FRAMEWORK

STATE

California Building Energy Efficiency Standards

Energy conservation standards for new residential and commercial buildings were originally adopted by the California Energy Resources Conservation and Development Commission in June 1977 and most recently revised in 2008 (Title 24, Part 6 of the California Code of Regulations). In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11, Title 24) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations). Part 11 establishes voluntary standards on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Some of these standards have become mandatory in the 2010 edition of the Part 11 code. Current mandatory standards include:

- Twenty (20) percent mandatory reduction in indoor water use, with voluntary goal standards for 30, 35, and 40 percent reductions
- Separate water meters for nonresidential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects
- Diversion of 50 percent of construction waste from landfills, increasing voluntarily to 65 and 75 percent for new homes and 80 percent for commercial projects
- Mandatory inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity according to their design efficiencies
- Low-pollutant-emitting interior finish materials such as paints, carpet, vinyl flooring, and particleboard

The California Energy Commission conducted a public process and rulemaking proceeding for the adoption of changes to the 2013 Building Energy Efficiency Standards contained in the California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code) and associated administrative regulations in Part 1 (collectively referred to here as the standards). The proposed amended standards were adopted in 2014. The 2013 Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction. The standards, which took effect on January 1, 2014, will offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses.

LOCAL

Placer County General Plan

The General Plan Public Facilities and Services Element addresses water supply, wastewater treatment and disposal, stormwater drainage, solid waste facilities, law enforcement, fire protection services, libraries, and schools. Following is a list of General Plan policies that relate to electric and propane services and the proposed project.

Policy 4.A.4. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.

Policy 2.G.1. All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.

Policy 2.G.2. New land use patterns should encourage energy efficiency to the extent feasible.

Squaw Valley General Plan and Land Use Ordinance

The following sections of the Squaw Valley General Plan and Land Use Ordinance pertain to utility impacts associated with the proposed project:

Section 145.18, Other Utilities, requires all development to provide will-serve letters from each of the utilities serving the development.

Section 145.20 requires all utility extensions to be installed underground.

4.11.7.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the application of the CEQA Guidelines Appendix G environmental checklist. A project is considered to have a significant effect on the environment if it will:

1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities.

METHODOLOGY

The following impact analysis is based on available data on electricity and propane usage in the county and a review of the project description and site plan.

PROJECT IMPACTS AND MITIGATION MEASURES

Increased Demand for Electric and Propane Service (Standard of Significance 1)

Impact 4.11.7.1 The proposed project would increase demand for electric and propane service and require extension of related electrical infrastructure onto the project site. Sufficient capacity exists to serve the proposed development. Therefore, this impact would be **less than significant**.

Construction and operation of the proposed project would increase demand for electric and propane service and would require the extension of related electrical infrastructure onto and within the project site. All electric utilities would be installed underground, consistent with County policies. Given its relatively small size, the proposed project would not be expected to exceed the capacity of the existing electric distribution system and no new distribution facilities would be required. Existing electrical facilities for project connection are located along Creeks End Court.

Construction of on-site electric infrastructure was assumed as part of the project description. Therefore, the potential environmental effects of constructing these facilities are analyzed throughout this document and where necessary, mitigation measures are provided to reduce impacts to **less than significant** levels. Potential environmental impacts could include temporary aesthetic impacts, disturbance of biological and/or cultural resources, use of hazardous materials, soil erosion, water quality degradation, and temporary construction noise and traffic. The reader is referred to the individual technical sections of this EIR for further discussion of these potential impacts. No community infrastructure is required for the provision of propane gas, as customers have individual propane storage tanks.

Mitigation Measures

None required.

4.11.7.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for electric and propane service impacts is the service areas of California Pacific Electric Company and AmeriGas.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Solid Waste Impacts (Standard of Significance 1)

Impact 4.11.7.2 The proposed project, in combination with other existing, planned, proposed, and reasonably foreseeable development projects in the cumulative setting, would increase demand for electric service and propane delivery. This impact would be **less than cumulatively considerable**.

Future development in the cumulative setting would increase demand for electric service and propane delivery service. California Pacific Electric Company would expand and upgrade its distribution system to accommodate new growth funded by increased revenue from the new customers. Similar, AmeriGas would expand its delivery service area and capabilities in response to new growth. Therefore, this impact would be **less than cumulatively considerable**.

Mitigation Measures

None required.

REFERENCES

AmeriGas. 2015. About Us. Accessed September 14. http://www.amerigas.com/about/default.aspx.

DWR (California Department of Water Resources). 2006. *Olympic Valley Groundwater Basin*.

EPA (US Environmental Protection Agency). 2003. *Estimating 2003 Building-Related Construction and Demolition Material Amounts*.

Geary, Mike. 2015. General Manager, Squaw Valley Public Services District. Personal communication. October 8.

Hunt, Dave, P.E. *Letter to Allen Breuch, Supervising Planner, County of Placer – Community Development Resource Agency*. 8 June 2016.

Hunt, Dave, P.E. 2016. *Squaw Valley Public Service District 2016 Capacity and Reliability Study Update*. June 22, 2016.

NDEP (Nevada Division of Environmental Protection). 2015a. Lockwood Regional Landfill – Class I and III. Accessed August 18. http://ndep.nv.gov/bwm/landfill_lockwood.htm.

———. 2015b. Solid Waste Disposal Site Permit Class I & III. Accessed August 18. https://ndep.nv.gov/bwm/214_jtaylor_12142009_15_PMT_Lockwood_Rev02_DRAFT.pdf.

Parker, Jason. 2015. Engineer, Tahoe-Truckee Sanitation Agency. Personal communication. October 6.

Placer County. 1983. *Squaw Valley General Plan and Land Use Ordinance*.

———. 2010. *Placer County Local Hazard Mitigation Plan*.

———. 2013. *Placer County General Plan.*

———. 2015a. *Village at Squaw Valley Specific Plan EIR*.

———. 2015b. Placer County Department of Facility Services Solid Waste Utilities – Eastern Placer County. Accessed August 18. http://www.placer.ca.gov/~/media/cdr/ECS/EIR/Homewood/PublicServices/PS%2020_Placer%20County%202010_solid%20waste_supplement.doc.

SVPSD (Squaw Valley Public Service District). 2007. *Olympic Valley Groundwater Management Plan*.

———. 2008. *Water and Sewer Service Agreement for the Resort at Squaw Creek: Phase II Draft Supplemental EIR.*

———. 2014a. Services. Accessed August 24. http://www.svpsd.org/water.

———. 2014b. *Squaw Valley Fire Department Wildland Fire Evacuation Plan*. Accessed August 24. http://www.svpsd.org/svfd/wildland-fire-evacuation-plan.

———. 2015. *Village at Squaw Valley Specific Plan Water Supply Assessment 2015 Update.*

Town of Truckee. 2011. *Draft EIR for the Coldstream Specific Plan*.

US Census Bureau. 2015. *Characteristics of New Housing: Highlights of Annual 2014 Characteristics of New Housing*. Accessed October 8. https://www.census.gov/construction/chars/highlights.html.